

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, JULY 12, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JULY 12, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 066/16 – Request by CS&M ASSOCIATES for an amendment to Ordinance No. 8,181 MCS (Zoning Docket 12/81, which granted a Central Business Planned Community District for a hotel) and Ordinance No. 13,338 MCS (Zoning Docket 26/89, which allowed modifications to the hotel) to remove proposed Lot CC (as shown on a survey by Gandolfo Kuhn, LLC dated March 11, 2016) from the Central Business Planned Community District so that the Central Business Planned Community District applies only to proposed Lot S (as shown on a survey by Gandolfo Kuhn, LLC dated March 11, 2016) and to confirm that all previously granted FAR rights shall continue to be vested in proposed Lot S following the re-subdivision, in a CBD-2 Historic Commercial and Mixed-Use District, on the entirety of Square 169, which includes Lots N, A, B, 1, 2, 3, X, B, 2, 1, 5, four undesignated lots, K, M, and the lesser portion of N, in the First Municipal District, bounded by Canal, Magazine, Common and Camp Streets. The municipal addresses are 500-536 CANAL STREET AND 115 MAGAZINE STREET. (PD 1A) (BP) (DEFERRED FROM THE JUNE 28, 2016 CITY PLANNING COMMISSION MEETING FOR LACK OF A QUORUM)**

2. **ADULT LIVE PERFORMANCE VENUE STUDY** – Request by City Council Motion M-16-22 for the City Planning Commission to conduct a public hearing and study on the regulation of Adult Live Performance Venues in the City of New Orleans. The study considers amendments to VCE Vieux Carre Entertainment District in the Comprehensive Zoning Ordinance, limitations on the number of such establishments, land use regulatory mechanisms, and use standards. **(SL) (DEFERRED FROM THE JUNE 28, 2016 CITY PLANNING COMMISSION MEETING FOR LACK OF A QUORUM)**

B. NEW BUSINESS:

3. **ZONING DOCKET 067/16** – Request by CITY COUNCIL MOTION NO. M-16-189 for an amendment to Ordinance No. 20,698 MCS (Zoning Docket 100/01, which granted a Conditional Use to permit the sale of alcoholic beverages for consumption on-premises in a standard restaurant) to amend Proviso 8 to augment the hours of operation to comply with Article 20, Section 20.3.ZZ.6.a of the Comprehensive Zoning Ordinance (Sunday through Wednesday from 6:00 am to 10:00 pm) and Article 20, Section 20.3.ZZ.6.b of the Comprehensive Zoning Ordinance (Thursday through Saturday from 6:00 am to 12:00 am (midnight)), for property located on Square 137, Lot C, in the Fourth Municipal District, bounded by Constance, Magazine, Saint Andrew and Saint Mary Streets. The municipal address is 1910 MAGAZINE STREET. (PD 2)
4. **ZONING DOCKET 068/16** – Request by CITY COUNCIL MOTION NO. M-16-199 for a Conditional Use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and a Magazine Street Use Restriction Overlay District, on Square 235, Lot 12, in the Sixth Municipal District, bounded by Bordeaux, Camp, Valence and Magazine Streets. The municipal address is 4739 MAGAZINE STREET. (PD 3)
5. **ZONING DOCKET 069/16** – Request by CITY COUNCIL MOTION NO. M-16-200 for a Conditional Use to permit a Community Center in an HU-RS Historic Urban Single-Family Residential District and CPC Character Preservation Corridor Design Overlay District, on Square 405, Lots 1-23, in the Sixth Municipal District, bounded by Leontine and Atlanta Streets and Jefferson and Saint Charles Avenues. The municipal address is 5342 SAINT CHARLES AVENUE. (PD 3)
6. **ZONING DOCKET 070/16** – Request by LEONIDAS REX, LLC for a Conditional Use to permit a commercial use over 5,000 square feet of floor area in an HU-B1 Historic Urban Neighborhood Business District on Square 114, Lot A-2, in the Seventh Municipal District, bounded by Leake Avenue and Leonidas, Zimple, and Monroe Streets. The municipal address is 8601 LEAKE AVENUE AND 1000-1020 LEONIDAS STREET. (PD 3)

7. **ZONING DOCKET 071/16** – Request by UPTON M. PEARSON for a Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Neighborhood Mixed-Use District, on Square 500, Lot 14, in the Seventh Municipal District, bounded by Pine, Forshey and Lowerline Streets and Earhart Boulevard. The municipal address is 3220 PINE STREET. (PD 4)
8. **SUBDIVISION DOCKET 057/16** – Request by 214 DECATUR STREET DEVELOPMENT, LLC to re-subdivide Lots 5 or 22, 6 or 21, 7 or 20, and 8 or 19 into proposed Lot 19-A, Square 7, in the Second Municipal District, bounded by Decatur, Iberville, Clinton, and Bienville Streets. The municipal addresses are 214-224 DECATUR STREET. (PD 1b) **(BN)**
9. **SUBDIVISION DOCKET 064/16** – Request by VALVITA, LLC to re-subdivide Lot 19 into proposed Lots 19A, 19B, and 19C, Square 894, Third Municipal District. Bounded by Lapeyrouse, N. Roman, LaHarpe, and N. Prieur Streets. The municipal address is 1824-36 LAPEYROUSE STREET. (PD 4) **(DA)**
10. **AFFORDABLE HOUSING IMPACT STATEMENT STUDY** – Request by City Council Motion M-16-167 for the City Planning Commission to conduct a public hearing and study to investigate how affordable housing impact can be assessed as part of land-use and building applications in the City of New Orleans. The study should consider the use of affordable housing impact statements and to recommend potential changes to the Comprehensive Zoning Ordinance and other applicable codes, if necessary.

C. OTHER BUSINESS:

11. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(SKK)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the June 14 and June 28, 2016 meetings.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk